



Housing Division Highlights *January through April 2007*

Montana Board of Housing (MBOH):

From January 1, 2007 through April 30, 2007, **MBOH assisted 387 Montana households** purchase homes **by providing \$44,945,710 in financing**. The average loan amount was \$116,138 and the average incomes of the households served was \$40,340.

Commerce Day 2007 was an event held in the Capitol Rotunda on **March 6th**. A display booth was set up which highlighted and recognized the capabilities and accomplishments of both MBOH and Housing Division programs. It afforded a wonderful opportunity to share information with Senators, Legislators and staffers.

MBOH now offers monthly training on-line, using GoToMeeting. The Homeownership Program started out with “**MBOH-101**”, a two-hour course designed to familiarize industry professionals with program information, including borrower and property eligibility, including a walk-through of the MBOH website to locate detailed information. This training has been extremely well received, and the training has been expanded. **Julie Hope is now also offering “Purchase-101”** on a monthly basis, to provide closers, packagers, and shipping staff with training specifically tailored to submitting a loan package that can be purchased with no errors or assessment of penalties. Announcements of upcoming trainings are posted to our website, under **Conferences & Trainings**. You will find the signup page to receive the “MBOH Program Update” under **Email Updates**. Over 100 people have taken advantage of this training opportunity, saving on travel expenses by using their own computers and workstations across the state.

MBOH was represented at several public venues, including home and garden shows in Hamilton, Kalispell, Great Falls and Lewistown, the first annual meeting for Opportunity Link in Great Falls, the Homebuyer’s Fair in Bozeman, and Cinco de Mayo in Billings, handing out program information and answering questions from the public.

Jeannene Maas participated in **Home Buyer Education classes in Lewistown, Great Falls, Helena and Browning**, providing loan information and answering questions to over 150 hopeful homebuyers-to-be.

Jeannene Maas conducted a new on-site lender training called “**Financing Forum**” in Great Falls and Lewistown, **partnering with Rural Development, HUD/FHA and Montana HomeOwnership Network to bring program information to area lenders**. One lender commented “This was very informative and a great opportunity to learn about any changes, new programs and to ask questions. It would be great to have at least one a year.”

Two classes were held for real estate licensees in Lewistown and Great Falls, providing program information and continuing education credits to 70 attendees. Comments from evaluation sheets include “I enjoyed this speaker – her chain of thought was easy to follow” “very well done, would suggest to others needing credits”, and “good presenter – all Montana Realtors should attend Jeannene’s MBOH class”

On April 28th, twelve members of MBOH staff gave up their Saturday to work on the Prickly Pear Condominiums being built by **Helena Area Habitat for Humanity**. Everyone had fun and enjoyed the great feeling of helping a fellow human being.

On April 4th, 2007, six projects were allocated \$2,355,324 in Low Income Housing Tax Credits by the Montana Board of Housing. These projects are in Missoula, Helena, Glendive, Lewistown, Fort Peck Reservation and Polson. The estimated construction costs are near the \$30,000,000 mark and represent 183 new housing rental units for the state. There were an additional 10 applicants, whose applications totaled an additional \$3.3M, which had to be passed over.

The **Reverse Annuity Mortgage (RAM)** program has 6 new loans, totaling \$618,000.

There have been 2 new **TANF** loans processed, for a total of \$40,000.

Housing Assistance Bureau (HAB):

A Community Land Trust Workshop was held in Helena on February 7th and 8th and attended by approximately 70 people. The workshop was co-sponsored by the **Montana Department of Commerce’s Housing Division and the Neighborhood Housing Services Great Falls**. It was a successful exchange of information and a way for interested parties to discover possible partners in the search for ways to keep housing and homeownership affordable for the hard-working people of Montana.

The Housing Assistance Bureau assisted an average of 3,380 Montana families monthly by disbursing **Housing Choice Vouchers**. The monthly totals were: 3,371 in January, 3,370 in February, 3,383 in March, and 3,397 in April.

The number of families that were assisted by the **Moderate Rehabilitation program** each month is as follows: 307 in January, 312 in February, 307 in March and 312 in April.

The monthly total for **Housing Assistance Payments** is: \$1,210,309 in January, \$1,204,831 in February, \$1,240,796 in March and \$1,257,550 in April.

The average monthly **Admin Fee** for this period was \$105,537.

The **Home Investment Partnerships Program (HOME)** disbursed \$1,032,260 and assisted approximately 156 families with HOME eligible projects.

Did You Know?

If a house or apartment is not energy efficient, it is not truly affordable housing.